

**Maplehurst Hotel
Route 302, Bethlehem, NH**



DES Site Number: 200801066

[ONESTOP Master Id.: 62946](#)

Date of update: March 15, 2010

Description: This site is occupied by an historic hotel and associated tennis courts and outbuildings that date back to the 1800s. The hotel has been vacant for many years and has suffered serious structural damage from the elements. The building is currently unsafe for occupation. The property is currently owned by the town of Bethlehem.

Potential Environmental Concerns: Potential concerns associated with this property include potential releases of petroleum products from storage tanks and the likely presence of hazardous building materials (namely asbestos) that must be abated prior to renovation or demolition of the building.

Previous Work: A Brownfields Phase I Environmental Site Assessment was completed on behalf of the town by North Country Council Inc. in April 2008. This work was funded with an EPA Brownfields Assessment Grant awarded to North Country Council.

Current Work: DES authorized GZA GeoEnvironmental Inc. to complete a Phase II Environmental Site Assessment and a Hazardous Building Materials (HBM) Survey of the site on January 6, 2010. The approved work scope includes completion of an historical resource evaluation of the site in compliance with Section 106 of the Historical Preservation Act. A Phase II Environmental Site Assessment involves the completion of test borings, installation of groundwater monitoring wells, and the collection and analysis of soil and groundwater samples to assess surface and subsurface environmental conditions at a site. An HBM survey is completed in support of potential renovation or demolition to assess the presence and distribution of hazardous building materials such as PCBs (in floor tiles, mastics, light ballasts, transformers, etc.), asbestos (in pipe coverings, linoleum, tiles, wall board, plaster, old tennis court surfaces, etc.), and mercury (heating system components, etc.). HBM surveys involve limited destructive sampling and analysis of suspect building materials.

DES expects to begin the Phase II Assessment and Hazardous Building Materials Survey work in April 2010. This work should be completed and available for public review in June/July 2010.

Copies of all available Brownfields reports for this site can be accessed from the DES ONESTOP database at [ONESTOP Master Id.: 62946](#).

Scheduled Public Events: There are no public meetings currently scheduled for this site.

Cleanup Planning: Cleanup planning documents have not yet been prepared for this site. Cleanup planning documents will be prepared and released for public comment once the Phase II Environmental Assessment work and any necessary supplemental assessment work has been completed.

Section 106 of Historic Preservation Act: GZA submitted a Project Review Request to the New Hampshire Department of Cultural Resources – Division of Historical Resources (DHR) on behalf of DES for consultation prior to undertaking the Phase II Site Assessment and Hazardous Building Materials Survey. DHR issued a determination of “Additional information needed in order to complete review”. GZA will complete the historical resources review and submit the associated report to DHR for review and comment before undertaking the Phase II Assessment sampling.